090.0	0005	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	576,600 /	576,600
					USE VALUE:	576,600 /	576,600
					ASSESSED:	576,600 /	576,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		CRAWFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARNEY KEVIN W & PAMELA A/ TRS
Owner 2:	CARNEY FAMILY REVOCABLE TRUST
Owner 3:	
Street 1:	63 CRAWFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARNEY KEVIN W & PAMELA A -
Owner 2:	-
Street 1:	63 CRAWFORD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .078 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1956, having primarily Wood Shingle Exterior and 1236 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3401.000	211,200		365,400	576,600
Total Card	0.078	211,200		365,400	576,600
Total Parcel	0.078	211,200		365,400	576,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 466.50 | /Parcel: 466.50

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 58047

GIS Ref

GIS Ref

Insp Date 11/07/18

!7340!

PREVIOUS ASSESSMENT

Parcel ID 090.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	211,200	0	3,401.	365,400	576,600		Year end	12/23/2021
2021	101	FV	205,200	0	3,401.	365,400	570,600		Year End Roll	12/10/2020
2020	101	FV	205,200	0	3,401.	365,400	570,600	570,600	Year End Roll	12/18/2019
2019	101	FV	177,800	0	3,401.	370,600	548,400	548,400	Year End Roll	1/3/2019
2018	101	FV	177,800	0	3,401.	276,700	454,500	454,500	Year End Roll	12/20/2017
2017	101	FV	177,800	0	3,401.	250,600	428,400	428,400	Year End Roll	1/3/2017
2016	101	FV	177,800	0	3,401.	240,100	417,900	417,900	Year End	1/4/2016
2015	101	FV	170,500	0	3,401.	203,600	374,100	374,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:24:48

LAST REV

Date	Time
04/26/21	15:41:04
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7340

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY KEVIN W	77210-353	1	3/12/2021	Convenience	1	No	No		
	13458-653		6/1/1978		43,000	No	No		Y

USER DEFINED

Prior Id # 1:	58047
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
1/5/2009	Measured	372	PATRIOT
3/9/2000	Inspected	276	PATRIOT
1/27/2000	Measured	264	PATRIOT
8/4/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3401		Sq. Ft.	Site		0	70.	1.53	5									365,421						365,400	

Total AC/HA:	0.07808	Total SF/SM:	3401	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	365,421	Spl Credit		Total:	365,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	188.981
Other Features:	55013
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	306087
Depreciation:	94887
Depreciated Total:	211200

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

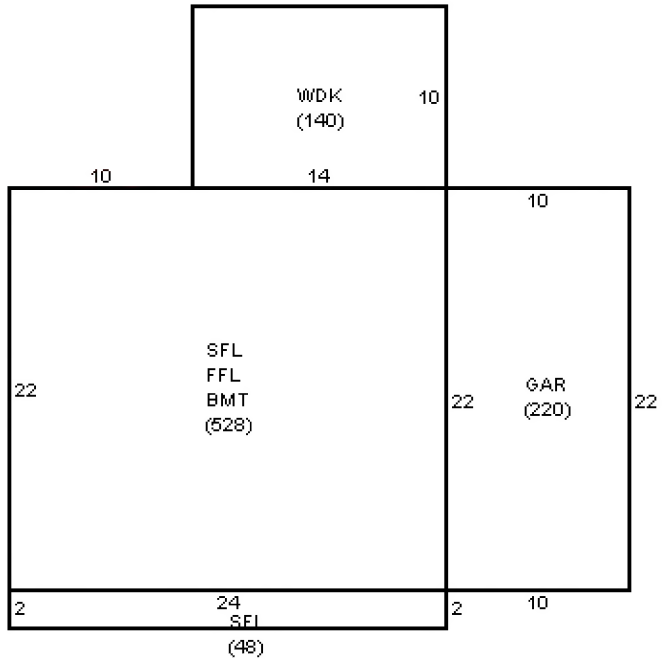
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	188.98
Special Features:	0	Val/Su Net:	106.02
Final Total:	211200	Val/Su SzAd	191.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	576	188.980	108,853
BMT	Basement	528	65.910	34,799
FFL	First Floor	528	188.980	99,782
GAR	Garage	220	26.360	5,799
WDK	Deck	140	13.140	1,840

Net Sketched Area:	1,992	Total:	251,073
Size Ad	1104	Gross Area	1992	FinArea	1236
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

090.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc